



STAFF REPORT

Meeting Date: May 15, 2002
Consent

PROPOSAL: LAFCO 02-03 Camarillo Sanitary District Annexation- Hazeltine

PURPOSE: Annexation of a parcel into the Camarillo Sanitary District for the purposes of providing sanitary sewer service.

PROPONENT: Camarillo Sanitary District by Resolution.

SIZE: Approximately 23,960 square feet.

LOCATION: The subject property is at 228 Loma Drive, approximately one-quarter mile north of Las Posas Road, in the City of Camarillo's Sphere of Influence and Area of Interest.

**ASSESSOR'S
PARCEL NO.:** 153-0-090-205

NOTICE: This matter has been noticed in the manner prescribed by law.

RECOMMENDATION:

Adopt the attached resolution (LAFCO 02-03) making determinations and approving the Camarillo Sanitary District Annexation - Hazeltine.

COMMISSIONERS AND STAFF

COUNTY Steve Bennett, Chair Kathy Long <i>Alternate:</i> Judy Mikels	CITY Linda Parks John Zaragoza <i>Alternate:</i> Evaristo Barajas	SPECIAL DISTRICT Jack Curtis John Rush <i>Alternate:</i> Dick Richardson	PUBLIC Louis Cunningham, Vice Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER Everett Millais	PLANNER III Hollie Brunsky	CLERK Debbie Schubert	LEGAL COUNSEL Noel Klebaum

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Existing	Proposed
Zone District Classification	City: R-1-10 Single Family Residential, 10,000 sq. ft. min. County: R-1-10	No Change
General Plan Designation-	City: Low Density Residential (Five Dwelling Units per acre) County: Existing Community	No Change
Use of Proposal Area	Single Family Dwelling	Single Family Dwelling and one guesthouse

B. Surrounding Land Uses and Zoning and General Plan Designations

	Zone District Classification	General Plan Designation	Existing Use
North	County: R-1-10	County: Existing Community	Single Family Dwelling
South	County: R-1-10	County: Existing Community	Single Family Dwelling
East	County: R-1-10	County: Existing Community	Single Family Dwelling
West	County: R-1-10	County: Existing Community	Single Family Dwelling

C. Topography, Natural Features and Drainage:

The proposal area drains from north to south of the parcel to the road with an approximate two percent natural grade and is developed with a single-family dwelling. There are no significant natural features or water-courses on site.

D. Conformity with Plans

The proposal area is in the unincorporated area of the County of Ventura and within the Camarillo Sanitary District's Sphere of Influence and within the City of Camarillo's Sphere of Influence.

The site has one existing single-family dwelling. The proposal to annex will serve the existing dwelling on the property as a guesthouse and will serve a new main dwelling that has been moved onto the property from the corner of Rose Avenue and Gonzales Road in the Oxnard area. The structure moved to the site was built in 1894 and had been part of the Roseland-McGrath ranch and is eligible to be designated as an historical landmark with the County.

The County will require a Planning Director permit for the conversion of the guesthouse after the structure is moved to the site and becomes habitable. The owner has signed a Condition Compliance Agreement with the County under Land Use Clearance No. 93375 to ensure compliance with the permit requirement.

The proposed uses are consistent with the City of Camarillo's General Plan designation for the site of Low Density Residential. This designation indicates that the existing County zone designation of Existing Community is appropriate and consistent with the City's General Plan.

At this time, the property is not contiguous with the City of Camarillo boundaries. As the site is within the City's Sphere of Influence, the proposal has been conditioned in the resolution to require that prior to or in conjunction with recordation of the annexation, the property owner record a covenant, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Camarillo at such time as requested by the City.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is located in an urbanized area and is zoned for residential development and has existing development. There is no agriculture on the site, nor is there any surrounding agricultural use.

The site is located within the SOAR and CURB boundaries for the City of Camarillo. The site is not considered open space or located within a greenbelt.

There will be impact on agricultural or open space lands.

3. Population:

The proposal area currently contains one single-family residence. There are less than 12 registered voters in the proposal area at this time. Thus, the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

The single family dwelling on the site is currently being served by a private septic system. Upon annexation approval, a line of approximately 20 feet will be extended along East Loop Drive to the parcel. The developer will incur all costs associated with the extension. At the time of development, lateral lines will be used to connect the residence and guesthouse to the main sewer line. The District has represented that upon connection the District will be able to serve the proposal area.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 07005 (\$1.075732). Upon completion of this annexation the area will be assigned to a new tax rate area.

The total assessed value of the parcel per the 2001-2002 tax roll is \$245,500.

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding which will affect the proposal. A share of these bonds is paid through sanitary sewer user fees.

7. Environmental Impact of the Proposal:

Camarillo Sanitary District as the lead agency for this proposal, found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures.

8. Landowner and Annexing Agency Consent:

The affected property owner involved in this proposal has given their written consent to annex. The Camarillo Sanitary District has requested a waiver of conducting authority proceedings.

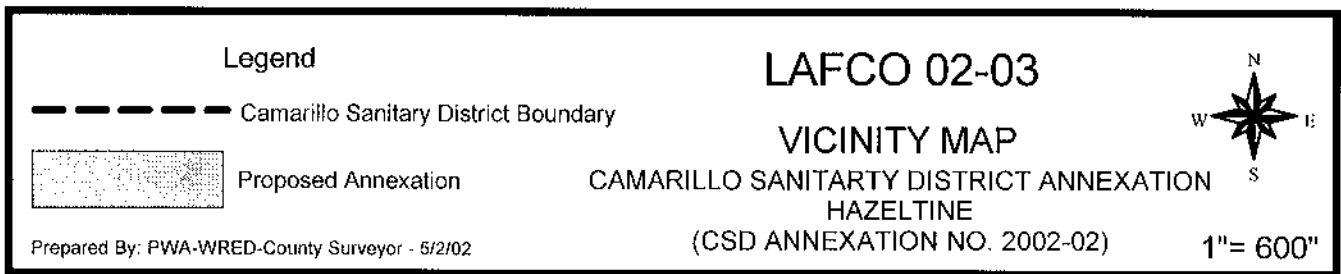
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this application, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 02-03 Resolution



LAFCO 02-03

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – HAZELTINE**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on May 15, 2002, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated May 15, 2002 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 02-03 Camarillo Sanitary District Annexation – Hazeltine**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.

- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Class 19(a) of the CEQA Guidelines, annexations for areas containing existing facilities, and finds the proposal to be categorically exempt under Class 19(a).
- (7) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15094.
- (8) This change of organization is approved subject to the following condition:
Prior to or in conjunction with recordation of the annexation, the property owner record a covenant, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Camarillo at such time as requested by the City.
- (9) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the reorganization is approved without further notice, election or hearing

This resolution was adopted on May 15, 2002

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

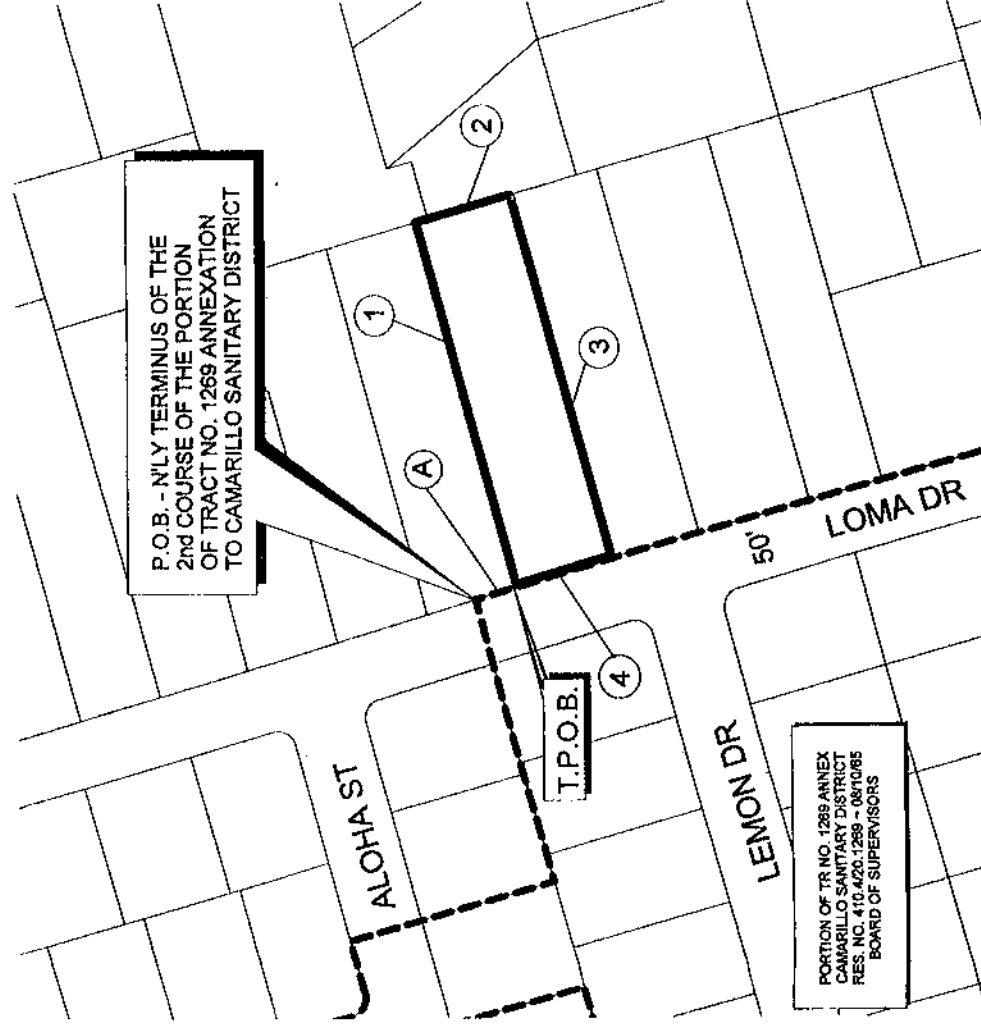
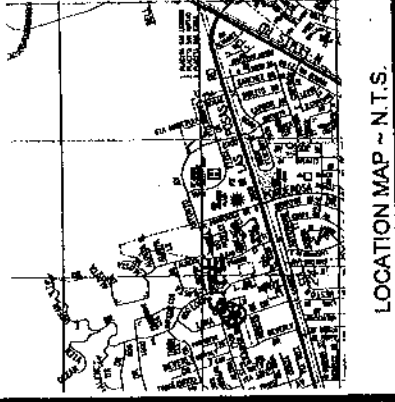
Copies: Camarillo Sanitary District
Assessor
Auditor
Elections
Surveyor

02-03

Prepared By:
Camarillo Sanitary District
City of Camarillo
Camarillo, CA 93011-0248
(805) 388-5382



LOCATION MAP ~ N.T.S.



P.O.B. - N'LY TERMINUS OF THE
2nd COURSE OF THE PORTION
OF TRACT NO. 1269 ANNEXATION
TO CAMARILLO SANITARY DISTRICT

T.P.O.B.

PORTION OF TR NO. 1269 ANNEX
CAMARILLO SANITARY DISTRICT
RES. NO. 410 420-1269 - 08/10/85
BOARD OF SUPERVISORS

- EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
- ▬ PROPOSED ANNEXATION BOUNDARY

COURSES

P.O.B.		
A - S 16°50'00" E	24.85'	
T.P.O.B		
1 - N 73°34'00" E	300.00'	
2 - S 16°50'00" E	79.40'	
3 - S 73°34'00" W	300.00'	
4 - N 16°50'00" W	79.40'	

0.55 ACRE



**CAMARILLO SANITARY DISTRICT ANNEXATION
HAZELTINE**

(CSD ANNEXATION NO. 2002-02)

THAT PORTION OF LOT 24 OF THE PLEASANT VALLEY
SUBDIVISION, IN THE COUNTY OF VENTURA, STATE OF
CALIFORNIA, PER 14 M.R. 2

MARCH 12, 2002

SHEET 1 of 1

**CAMARILLO SANITARY DISTRICT ANNEXATION
HAZELTINE
(CSD ANNEXATION NO. 2002-02)**

That portion of Lot 24 of the Pleasant Valley Subdivision, in the County of Ventura, State of California, as said Lot 24 is shown on the map recorded in the office of the County Recorder of said County in Book 14, Page 2 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Loma Drive, 50.00 feet wide, said point also being the northerly terminus of the 2nd course of the Portion of Tract No. 1269 Annexed to the Camarillo Sanitary District, as adopted by the Ventura County Board of Supervisors on August 10, 1965 in Resolution No. 410.4/20.1269; thence, along said easterly line of said Loma Drive, South 16°50' 00" East 24.85 feet to the northwest corner of the parcel of land described in the Grant Deed recorded on December 10, 2001, in the office of said County Recorder, as Doc 2001-0247960 of Official Records, said northwest corner being the True Point of Beginning; thence, along the boundary of said land described in said Grant Deed by the following four courses:

- 1st - North 73°34'00" East 300.00 feet; thence,
- 2nd - South 16°50'00" East 79.40 feet; thence,
- 3rd - South 73°34'00" West 300.00 feet to said easterly line of said Loma Drive, same being the existing boundary of said Camarillo Sanitary District; thence, along said easterly line and said existing boundary,
- 4th - North 16°50'00" West 79.40 feet to the True Point of Beginning and containing 0.55 acre.